

Anthony Deluca

Partner

T 416.367.6323
F 416.367.6749
Toronto
ADeluca@blg.com

Commercial Real Estate
Corporate Commercial

Within his practice, Anthony advises clients in a broad range of commercial real estate transactions. He has a particular focus on acquisition, disposition, financing, development and commercial leasing.

Anthony was both a summer student and an articling student before joining BLG as an associate in 2018 and as a partner in 2026.

Experience

- Acted for **Northland Power** on all matters relating to real property in connection with the development and financing of the approximately $0.8 billion Oneida Energy Storage Project (which is being developed in partnership with NRStor Inc., Six Nations of the Grand River Development Corporation and Aecon Group Inc.).
- Counsel to Parrish & Heimbecker, Limited on a built-to-suit grain and agricultural product terminal facility in Picton, Ontario.
- Retained by Investors Group to provide advice on commercial leases for both office and retail premises throughout Canada.
- Acted for Oak Valley Health regarding various real property matters associated with the redevelopment of its Uxbridge Campus, including the long-term lease for a new medical office building and the development of a new long-term care home adjacent to the existing hospital building.
- Represented Brightshores Health System in connection with its built-to-suit purchase transaction for the new Wellness & Recovery Centre – Mental Health and Addictions in Owen Sound, Ontario

- Counsel to Toronto Lands Corporation (an affiliate of Toronto District School Board) with respect to various real estate transactions including dispositions, acquisition and new development projects.
- Counsel to MacLachlan College with respect to its lease for its South Sheridan Way Campus in Oakville, Ontario.
- Counsel to CreateTO in negotiations with Enwave for the installation of a geoexchange energy system at the Six Points development in Etobicoke that will benefit a variety of future buildings, including the new Etobicoke Civic Centre.
- Represented **University Health Network** with respect to the lease of a building to Noventa for the development of a district energy system that will provide heating and cooling systems to Toronto Western Hospital.
- St. Joseph's Health System in the sale of its Group Purchasing Organization, a provider of capital equipment and food and nutrition procurement services for the health sector, to Mohawk Medbuy Corporation.
- Allied Hotel Properties Inc. (TSX: AHP) in its $102 million acquisition by DVP Hotel Development LP.
- Worked with a number of Ontario hospitals to create unique off-site arrangements to deal with COVID-19. Ontario's Ministry of Health created a special directive temporarily allowing for patient care to be provided in facilities outside of traditional hospital buildings.
- Provided advice to Grey Bruce Health Services on acquiring certain land from the County of Grey for a new Hospital in Markdale, Ontario. The acquisition of the parcel of land included the granting and retention of various easements to allow for construction of the new hospital, together with an adjacent health-related development.
- Provided advice to Markham Stouffville Hospital regarding the long-term ground lease in favour of Uxmed Inc., a corporation controlled by a group of local doctors, to allow Uxmed to design, build, finance, maintain and operate a medical office building located adjacent to the existing hospital building in Uxbridge, Ontario. Advice included engagement with Uxmed's construction financing, co-ordinating planning approvals and ensuring there is reciprocal easement and operations for the entire hospital campus. Upon completion of the building, a significant portion will be subleased by Markham Stouffville Hospital.
- Provided advice to the City of Vaughan regarding acquiring and developing an above-grade park and pedestrian mews that will form a key part of the emerging Vaughan Metropolitan Centre. The transactions involve complex development and reciprocal easement and operating agreements to allow private developers to own, construct and operate below-grade parking facilities beneath City amenities to accommodate residential condominium units, including availability for public parking.
- Acts for Bell Canada and Bell Mobility, to negotiate and review leases, license agreements, marketing agreements and other contracts respecting the use of real property for various telecommunications and broadcasting purposes, such as DAS installations, easements, telecommunications towers and data centres.
- Advises electricity generation clients regarding the real estate issues related to the development of major generation and distribution projects, including wind turbine farms and solar projects for Northland Power (rooftop panels and ground-mount facilities) in Ontario.
- Advises and acts for various municipalities in regards to an assortment of real estate-related matters, including acting for the City of Owen Sound on its sale of the Billy Bishop Regional Airport.

Insights & Events

- Author, "Protect Your Rights: Purchasers Warned to be Cautious Regarding a Vendor Reserving Rights on a Sale", BLG Article, January 2018

- Author, "Tenants Beware of Estoppel Certificates — Don’t Inadvertently Waive Your Existing Lease Rights", BLG Article, January 2018
- Speaker, “The Eight-Minute Commercial Leasing Lawyer 2025 – Enhancing Office Lease Flexibility for Tenants: Strategies for Navigating a Changing Commercial Landscape," Law Society of Ontario, February 2025
- Author, ""Forever" means 40 years for Restrictive Covenants in Ontario-The Andrews v. Rago Decision", BLG Article, September 2019
- Author, "Ontario Superior Court Reaffirms Legal Test for Certificates of Pending Litigation", BLG Article, June 2019
- Author, "New Toronto Cultural Co-location By-law", BLG Article, May 2018
- Speaker, "E-commerce Distribution Centre Leases," Law Society of Ontario, February 15, 2018

Beyond Our Walls

Professional Involvement

- Member, Law Society of Upper Canada
- Member, Canadian Italian Advocates Organization
- Member, Urban Land Institute

Awards & Recognition

- Recognized in the 2026 edition (and since 2024) of *The Best Lawyers in Canada* as “Ones to Watch” (Real Estate Law)

Bar Admission & Education

- Ontario, 2018

- JD, University of Windsor, 2017
- BA (Hons.), University of Toronto, 2014

BLG | Canada’s Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

blg.com

© 2026 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.